



March 17, 2016

VIA HAND DELIVERY

City of Lee's Summit
220 SE Green Street
Lee's Summit, MO 64063
Attn: Chris Hughey

RE: T-Mobile (A5C0465) application for approval of a Special Use Permit for construction of a wireless communications facility to be located at TBD NW Executive Way address – property owned by Forty Highway Properties LLC.

Dear City Staff:

T-Mobile is applying for a Special Use Permit for the installation of a ^{90' 95'} ~~100'~~ w/ lightning rod) monopole wireless communications facility located on NW Executive Way south of NW O'Brien Road and NW Transition.

SITE DESIGN

The proposed T-Mobile facility will be enclosed in a 50' x 50' brown vinyl fenced area. The design submitted with this application will elaborate on the equipment that will be contained within the fenced area. T-Mobile will use outdoor equipment for their radio equipment (8' x 8' platform). The proposed fenced area will also enclose the tower and future wireless carriers for collocation (no less than 2 additional). The applicant requests specific species of trees / shrubs to be provided for landscaping. This request is due to an ever growing number of instances of jurisdictions requesting specific species that are not common to commercial project.

There will be no lighting required for this tower unless required by the Federal Aviation Administration. There will be no signs at this site except for safety and identification as required by the Federal Communications Commission. These are not lighted and are affixed to the front / gate area of the site.

Parking will be provided within the access easement of the agreement and will be paved as required by City Code.

Access will be gained from a proposed 12' wide access drive which is approximately 214' west of NW Executive Way. Underground utilities will be provided along the proposed utility easement which is also extended west to the site from NW Executive Drive in the designated 20' wide access / utility easement. The proposed easements are non-exclusive and are designed to become part of a future development.

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9900 WEST 109TH STREET, SUITE 300
OVERLAND PARK, KANSAS 66210



The site is designed to meet the Lee's Summit Code standard of a 1:1 height of tower setback from all property lines (including the lightning rod). Unfortunately, there are no commercial properties available / interested in our designed coverage area that meet this requirement. There was interest in development from Hearth and Home at NW Park Lane but drainage and / or flooding issues arose where the property owner would allow a site. We would ask that the required separation of 4:1 be waived for this application as it effectively prevents T-Mobile's service in this area of Lee's Summit.

The structural design of a monopole is graded by a Rev G Class II standard.

PRELIMINARY DEVELOPMENT PLAN

This site is unique given the requirement for a Preliminary Development Plan although the current owner has now specific plans or use for the property. After discussions with the City staff and owner the site is being designed for future commercial integration. A 5' sidewalk will go north to south along the eastern edge of the property as well as the access will have a commercial rated apron and sidewalk ramps. We have shown a 2-story medical office building of approximately 4,000 sq.ft. with the necessary parking matrix. It's our opinion that additional building square footage and parking are viable for future development, however at this time the property owner nor applicant have insight to what that design may encompass. Our presented design is modeled after the office development at the southeast corner of NW O'Brien Road and NW Executive Way.

The applicant is agreeable to show additional development as part of the plan.

ADDITIONAL MATTERS

This site is required to maintain T-Mobile's network coverage and capacity stability. T-Mobile customers rely on capacity sites as part of T-Mobile's network and rapidly growing data services. This area currently has diminished capacity therefore this proposed site's will have the ability to help offload data traffic and capacity from surrounding sites. By helping to offload existing capacity of the neighboring sites, this tower will help existing sites more efficient and effective.

Please direct any further questions or requirements to Justin Anderson.

Sincerely,



Justin Anderson

Attachments

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Planning & Codes Admin